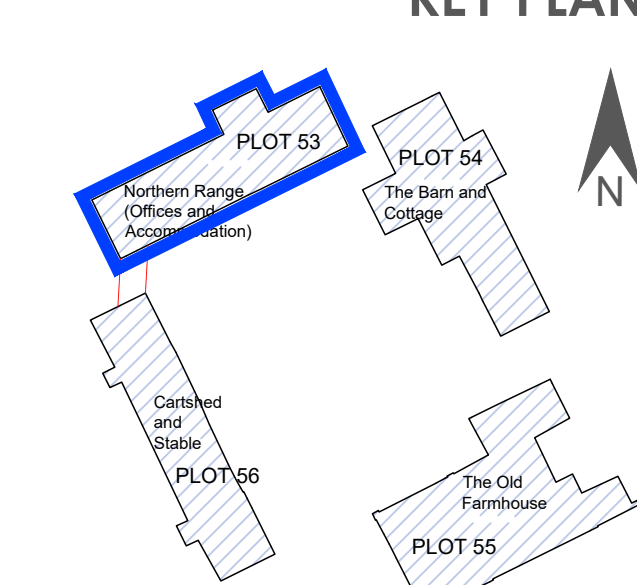




- KEY**
- Existing structure
 - Proposed demolition and removals
 - Proposed new structure

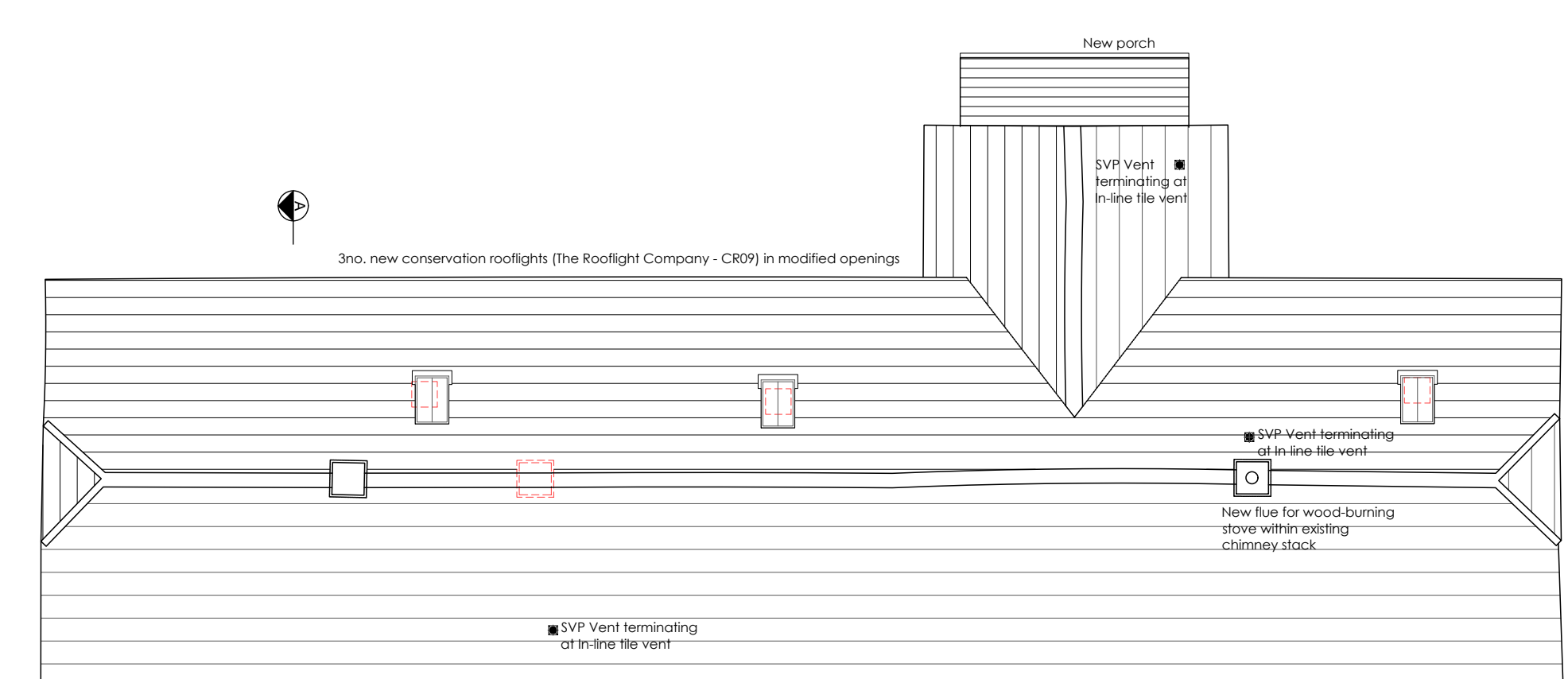
Notes:

Roof:
Existing roof carefully stripped. Roof Structure repaired where required on like for like basis. Roof covering (refer to drawing 3311 PL 101 Proposed Roof Materials) in diminishing courses, felt and batten roof with 33mm TLX GOLD insulating breathable membrane and 50mm -75mm PIR insulation between rafters with PIR insulated plasterboard fixed to underside of rafters. (Depending on existing roof structure). All leadwork to be renewed.

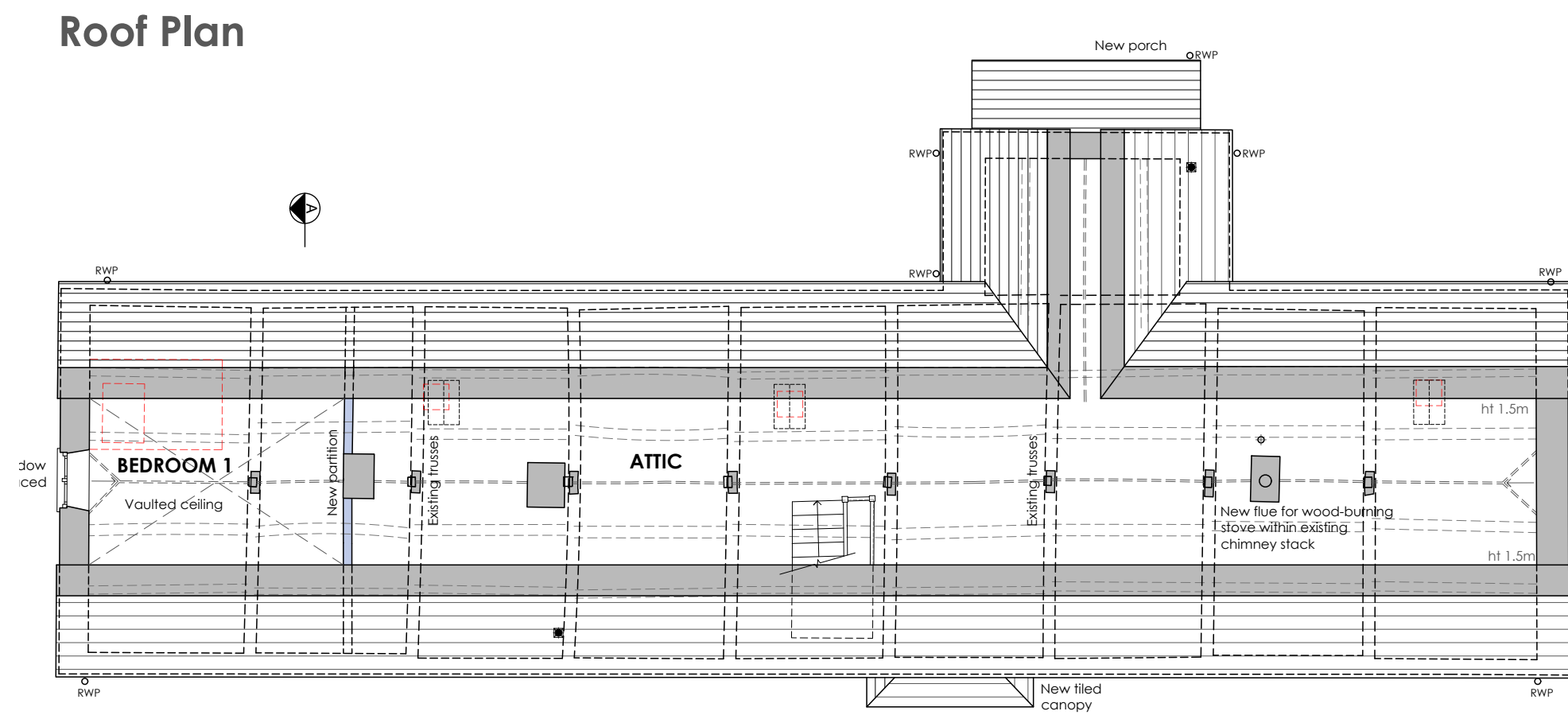
Rainwater Goods:
New rainwater goods in cast metal. Colour to be confirmed.

Windows/Doors:
New windows and doors (as per schedule) in painted quality timber or metal with double glazed units. Existing to be repaired as necessary.

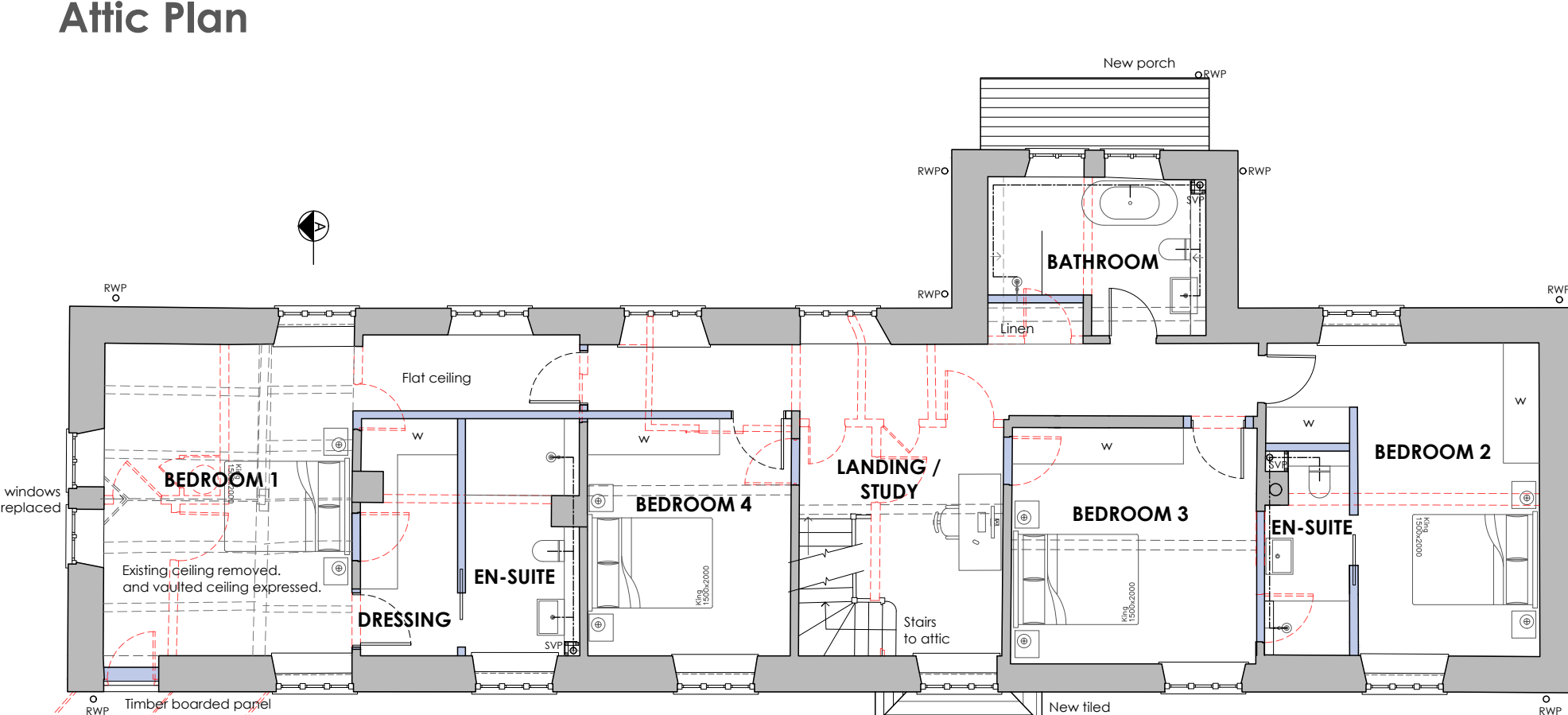
Ground Floor:
Existing floor slab carefully removed (not to undermine structural integrity of walls), new ground floor construction in Limecrete with underfloor heating.



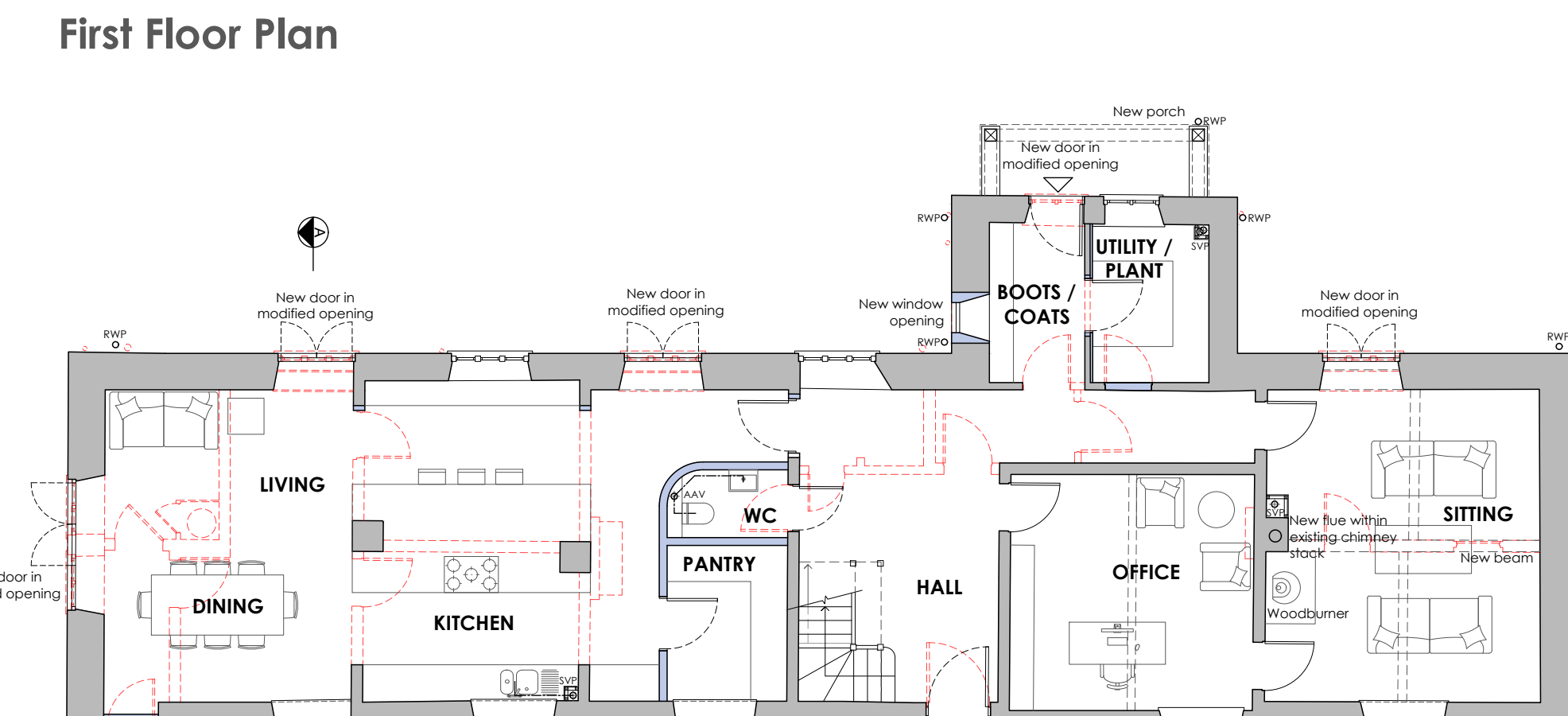
Roof Plan



Attic Plan



First Floor Plan

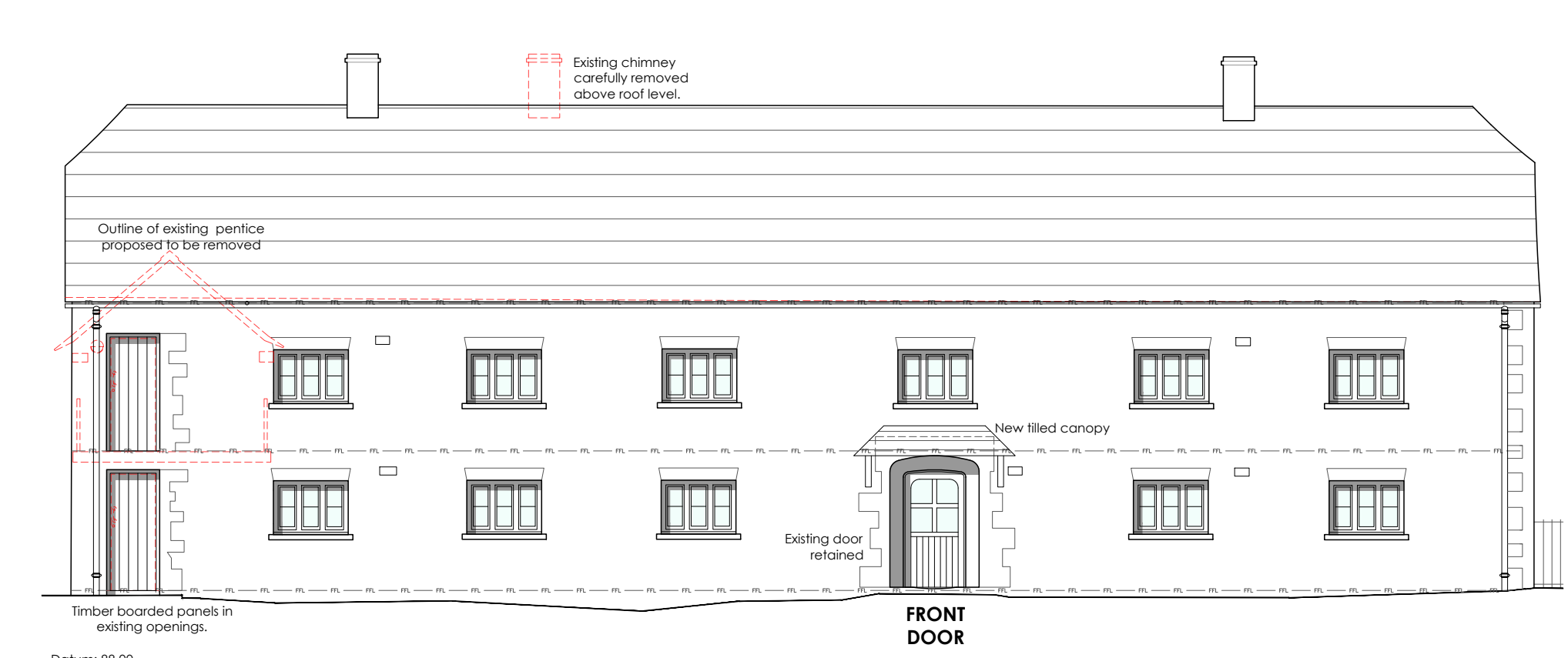


Ground Floor Plan

Planning
This drawing has been prepared for workstages up to planning application purposes only and is not intended "for construction". The "scale bar" should only be used to check the drawing has been reproduced to the correct size. No responsibility can be accepted for errors made by others in "scaling" from this drawing.

Tyack Architects Ltd own copyright of the original design work in the drawings, documents and digital files which cannot be copied, loaned or disclosed without written agreement. Please refer to our Standard Terms of Business.

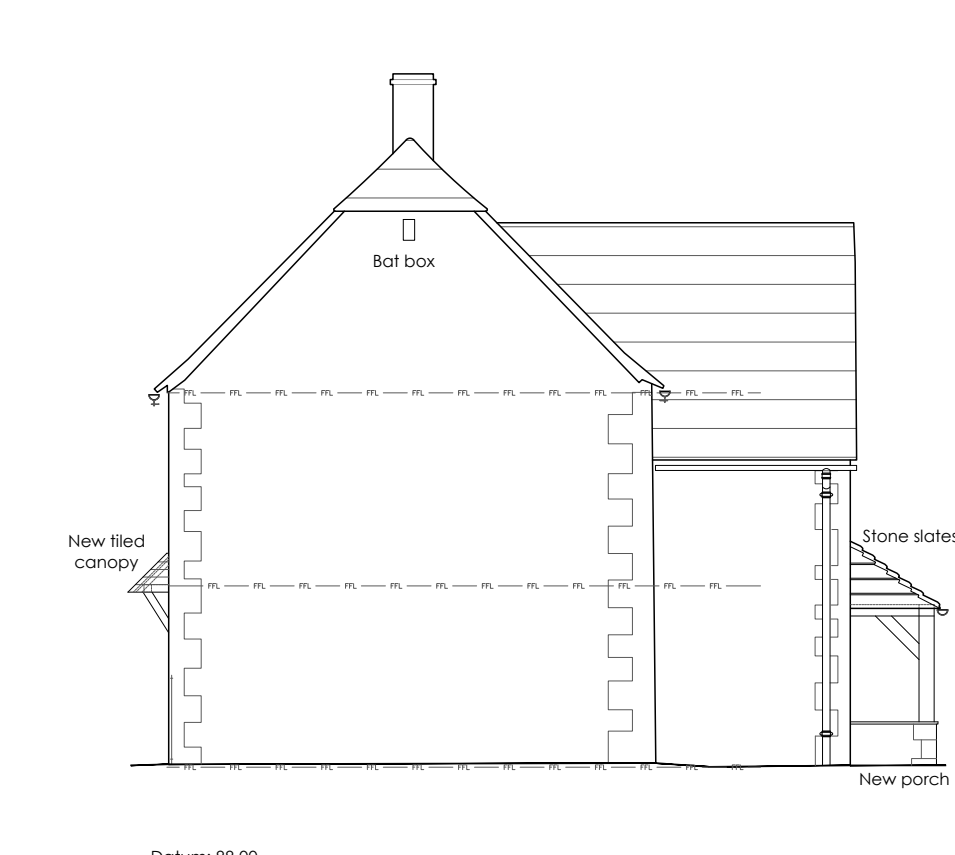
Scale 1: 100 5m



Courtyard / South East Elevation



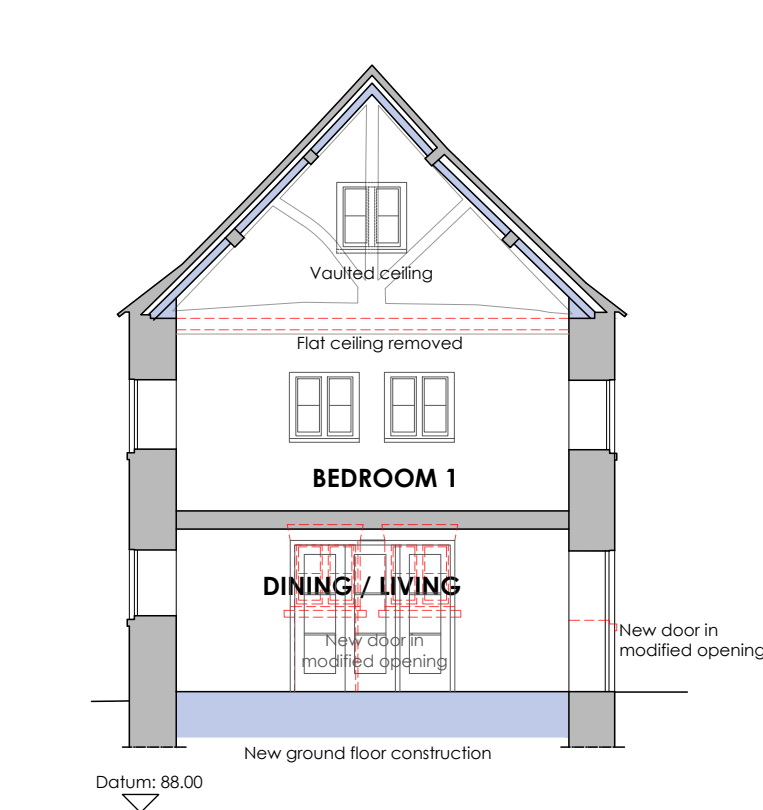
North West Elevation



North East Elevation



South West Elevation



Section A-A

PLOT 53 - Proposed Plans, Elevations & Section

King's Water, Ashton Keynes
Leckhampton Developments KW Ltd
Scale: 1:100 @ A1
Drawn/Checked: GS/MM Drg No: 3311-PL002 Rev: E



Typical Architects Ltd The Mann Institute Oxford Street Moreton-in-Marsh Gloucestershire GL9 6AA	PLOT 53 - Proposed Plans, Elevations & Section	King's Water, Ashton Keynes Leckhampton Developments KW Ltd
t: 01608 650 490 f: 01608 651 450 e: mail@typicalarchitects.com w: typicalarchitects.com	Scale: 1:100 @ A1 Date: 07/2026 Drawn/Checked: GS/MM Drg No: 3311-PL002	Rev: E